



GRASSROOTS
REALTY GROUP

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425 FAIRMONT Boulevard S
Lethbridge, Alberta

MLS # A2267871



\$539,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry		

Inclusions: some furniture

Welcome to a versatile and beautifully updated family home designed to fit the way you live. As you enter, you're greeted by a flexible front room — perfect for a home office, formal dining, or quiet study space. The heart of the home is the open-concept kitchen, dining, and living area. The kitchen has been thoughtfully upgraded with high-end stainless steel appliances, a newer oversized fridge, and modern finishes. Large windows fill the space with natural light and offer a lovely view of the mature, tree-shaded backyard — fully fenced and perfect for kids, pets, or relaxing outdoors. Convenience shines with a main-floor laundry room located just off the kitchen, along with direct access to the attached garage. The cozy family room features custom built-ins for your TV and a welcoming gas fireplace. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a generous ensuite bathroom. The basement expands your living space with a large recreation or entertainment area, plus a dedicated office/study room connected to a private bedroom — ideal for teens, guests, or multigenerational living. A large full bathroom completes the lower level. This home offers comfort, flexibility, and room for everyone. Call your favorite Real Estate agent to view this property today.